



MINUTES

REGULAR CALLED MEETING OF THE COMMUNITY DEVELOPMENT (Type B) CORPORATION

Tuesday, July 8, 2014 at 6:30 PM

Cedar Park City Hall Council Chambers

450 Cypress Creek Road, Building Four, Cedar Park, Texas 78613

BOARD OF DIRECTORS

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| <input checked="" type="checkbox"/> Kaden Norton, Place 1 | <input type="checkbox"/> President David Burger, Place 2 | <input type="checkbox"/> Vacant, Place 4 |
| <input checked="" type="checkbox"/> Vice President Brian Rice, Place 5 | <input checked="" type="checkbox"/> Ryan Wood, Place 6 | |
| <input type="checkbox"/> Secretary Dustin Weibel, Place 3 | <input checked="" type="checkbox"/> Brad Young, Place 7 | |

A.1 CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN

Vice President Rice called the meeting to order at 6:35 P.M. noting that a quorum was present.

A.2 Consider Approval of the Minutes.

a) June 10, 2014 Regular Called Board Meeting

Director Norton moved to approve the minutes from the June 10, 2014 Regular Called Board Meeting as presented. Director Young seconded the motion and it passed with a 4-0 vote.

A.3 Citizen Communications

(Not For Items Listed On This Agenda. Three Minutes Each. No Deliberations With 4B. The Board May Respond With Factual Information.)

A.4 Board Members' Opening Comments

None.

A.5 Presentations (None)

B.0 STAFF REPORTS (DISCUSSION ONLY)

B.1 Finance Report – Aaron Rector, Assistant Finance Director

a) Monthly Report On FY 2013-2014 Revenues, Expenditures, And Fund Balance.

b) Review Of 2014-2015 Preliminary Expenditures and Revenue Projections.

Aaron Rector, Assistant Director of Finance, provided the Board with a written monthly report.

Mr. Rector, also briefed the Board on preliminary FY15 revenue and expenditure projections. He explained that revenue for FY15 is anticipated to be \$5,218,142. This is \$873,627 higher than the FY14 budget and \$190,982 higher than the FY14 year-end projection. This is the second year in

in a row in which staff has projected next year revenues to outpace current year revenues. This is due to new retail that has, or will soon be opening in Cedar Park. At the end of FY14 it is expected that the Board will have a fund balance of \$10,944,480 and debt service fund balance of \$736,466. He also reminded the board that there is a delta of approximately \$484,000 even if all currently requested FY15 projects are funded. This delta will be placed in contract services to allow for its use during the year if new projects arise.

C.0 PUBLIC HEARINGS (CANCELLED)

- C.1 Public Hearing On A Request from Mr. Mohammad Suleiman For A Corridor Enhancement Sign Removal And Replacement Project At 2801 North Bell Boulevard In an Amount Not To Exceed \$20,000.

D.0 DISCUSSION AND POSSIBLE ACTION

- D.1 Consider a Request To Provide Funds For A Bell Boulevard Redevelopment Feasibility Analysis In An Amount Not To Exceed \$350,000.

Item was pulled- No discussion.

- D.2 Consider A Resolution To Recommend Termination Of The Corridor Enhancement Project Agreement With Specialty Compounding Located at 211 South Bell.

Duane Smith, Tourism and Community Development Manager, explained that there had been no action on this agreement. The agreement began in summer 2013 and the project was scheduled to be completed in June 2014. The project does not appear to have begun and now the agreement term has expired.

Director Wood asked if there had been any response from Specialty Compounding regarding the delay of this project. Duane explained that he had contacted the business owner several times and had not gotten a clear response regarding the delay.

Director Young asked if terminating this agreement this would preclude the business owner from entering future agreements of this nature with the City. Staff explained that termination would not prevent him from entering into a future agreement with the City. If the business owner would like to continue with this project in the future they would just need to come before the board and request funding again.

Director Wood moved to terminate the corridor enhancement project agreement with Specialty Compounding located at 211 South Bell Blvd. Director Young seconded the motion and it passed with a 4-0 vote.

- D.3 Consider Applications For Proposed Projects/Programs Submitted For Fiscal Year 2014-2015 Community Development Corporation Funding Consideration.

a. Economic Development

- 1) Consider A Proposal For Funding For Potential Economic Development Incentive Projects In An Amount Of \$2,000,000. (Phil Brewer/Larry Holt)

b. Community Enhancements

Community Development

- 1) Consider A Project Proposal For Funding The Corridor Enhancement Program In The Amount Of \$150,000. (Duane Smith)

Parks Department

- 2) Consider A Project Proposal For Funding Brushy Creek Lake Park Improvements In The Amount Of \$325,000. (Curt Randa)
- 3) Consider A Project Proposal To Fund The Purchase And Installation Of Lighting At Various Parks In An Amount Of \$200,000. (Curt Randa)
- 4) Consider A Project Proposal To Provide Electricity At The Cedar Park Sculpture Garden At 1435 Main Street In The Amount Of \$80,713. (Curt Randa)

Engineering And Transportation

- 5) Consider A Project Proposal For Intersection Improvements At Parmer Lane And Ranch Trails In The Amount Of \$150,000. (Darwin Marchell/Tom Gdala)
- 6) Consider A Project Proposal For Intersection Improvements At East RM 1431 And Starwood Drive In The Amount Of \$260,000. (Darwin Marchell/Tom Gdala)
- 7) Consider A Project Proposal For The Design And Construction Of The Sidewalk Gap Closure Phase 3 Project In The Amount Of \$300,000. (Darwin Marchell/Tom Gdala)

Field Operations

- 8) Consider A Project Proposal For ILSN Sign Replacement And Upgrades In The Amount Of \$140,000. (Eric Rauschuber)

c. Community Identity

- 1) Consider A Project Proposal For Funding Of Way Finding Signs At Various Locations In Cedar Park In The Amount Of \$285,000. (Kimberly Painter)

d. Destination City

- 1) No Project Applications Submitted Under This Category

Kimberly Painter, Budget & Grants Coordinator provided clarification on item c1 explaining that the request is for \$285,000 for community identification projects, such as way finding, gateway signage, or other community identification projects. A more specific project will be developed and will return to the board later in the year.

No other clarifications were needed. All other project requests are the same as presented at previous Board meetings.

- D.4 Consider Review Of FY 2014-2015 Revenues, Expenditures And Fund Balance And Budget Recommendations For City Council Consideration.

Director Wood asked how the delta between revenues and project expenditures would be reflected in the budget. Aaron Rector, assistant Director of Finance, explained it would be shown in the contract services line item.

Vice President Rice pointed out that on the budget sheets the Corridor Enhancement Project is labeled as the "183 Corridor Enhancement Project". Since the scope of that project has increased to include other areas, he requested that "183" be dropped from the title on that project. Staff indicated they would make that change.

- D.5 Consider Excuse Of Absences

- a) Ryan Wood From June 10, 2014 Board Meeting.
- b) David Burger From June 20, 2014 Special Called Meeting.

Vice President Rice moved to excuse the absence of Ryan Wood from the June 10, 2014 board meeting and David Burger from the June 20, 2014 board meeting. Director Norton seconded the motion and it passed with a 4-0 vote.

E.0 Executive Session

In accordance with Chapter 551, Government Code, Vernon's Texas Code Annotated (V.T.C.A.) (Open Meetings Law, "The Community Development (Type B) Corporation Board may meet in a Closed Executive Meeting pursuant to provisions of the Open Meetings Law, Chapter 551, Government Code, V.T.C.A. in accordance with the authority contained in the following sections":

- E.1 § 551.087 Deliberations Regarding Economic Development Negotiations
a. Purchase Or Value Of Real Property For Economic Development.

The Board Recessed into Executive Session at 6:53 PM.

The Community Development Corporation (Type B) Board reconvenes into Open Session.

The Board Reconvened into Open Session at 7:26PM.

Open Meeting

Reconvene into Open Meeting and consider action, if any, on items discussed in Executive Session.
No Action was taken.

- F.1 **LIAISON UPDATES / REPORTS – DISCUSSION ONLY**
None.

G.1 **ADMINISTRATIVE ITEMS**

(Board members and staff may discuss items related to the board member's general duties and responsibilities. The Board may not take a vote or other action on any item other than to obtain a consensus regarding how items are to be placed on future agendas for formal action.)

- a) Delegate Report on Council Actions Directly Related to Items Of June 26, 2014, City Council Meetings.
None.

- b) Director And Staff Comments.
Staff indicated that there will need to be a Special Called Meeting soon. Staff indicated they will be contacting the Board regarding this and will tentatively look at 6:30 on Wednesday the 16th for that meeting.

Vice President Rice and Director Wood volunteered to sign necessary forms from this meeting in President Burger and Director Weibel's absence.


- c) Board Member Closing Comments
Director Wood thanked staff for their work so far during the budget cycle.
- d) Board Member Request For Future Agenda Items
The board indicated that they would like to discuss items D1 and D3 at future meetings.
- e) Designate Representatives To Attend Council Meetings On July 10 And July 24, 2014.
Director Norton volunteered to attend on the 10th. Director Wood said that if Director Norton ended up being unable to attend, he could likely fill in.

Next Regular Scheduled Board Meeting Tuesday, August 12, 2014 At 6:30 P.M. In The Cedar Park Council Chambers At 450 Cypress Creek Road, Building Four.

H.1 ADJOURNMENT**ADJOURNED AT 7:50 PM.**PASSED AND APPROVED THIS THE 12th DAY OF AUGUST, 2014.

David Burger, President

ATTEST:



Dustin Weibel, Secretary

